

ANGUS COUNCIL

Housing Committee - 15 January 2004

FLATS AT MARYWELL GARDENS, KIRRIEMUIR - OPTION APPRAISAL

REPORT by DIRECTOR OF HOUSING

ABSTRACT

This report relates to the initiation of an appraisal process with regard to the future of the flats at Marywell Gardens, Kirriemuir.

1. RECOMMENDATION

It is recommended that the Members note the contents of this report and agree to the cessation of the letting of flatted properties within the scheme identified.

2. BACKGROUND

The 33 flats at 15-35 (odd), 49-69 (odd) and 32-52 (even) Marywell Gardens, Kirriemuir, (shown hatched on the attached plan) have been affected by issues of low demand for tenancies for some time now, along with some, possibly related, allegations of anti-social behaviour and criminal activity.

3. THE CURRENT SITUATION

At the present time 14 of the 33 flats are void, with the Housing Department's Area Manager indicating that this situation is unlikely to change in the near future. As such, permission is being sought to cease letting the flatted properties within the scheme in advance of the carrying out of a comprehensive option appraisal in relation to the future of the flats. Such an option appraisal will form part of a wider project looking at low demand properties across Angus. This will culminate in the development of a Strategy to address low demand stock across Angus which will form part of the Angus Local Housing Strategy.

4. FINANCIAL IMPLICATIONS

The void flats and further ones becoming vacant within the Marywell Gardens scheme will be taken off charge. Such properties will cease to be available pending the carrying out of a comprehensive option appraisal of the future of the flats.

5. HUMAN RIGHTS IMPLICATIONS

There are no direct human rights implications arising from this report.

6. CONSULTATION

The Chief Executive, the Director of Law & Administration and the Director of Finance have all been consulted in the preparation of this report.

7. CONCLUSION

Given current issues of low demand for tenancies, a full appraisal of the future of the flats at Marywell Gardens, Kirriemuir, should be carried out as soon as possible. In the interim, letting of void flats within the scheme should be halted.

Ron Ashton
Director of Housing.

Note: No background papers, as defined by Section 50 D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied upon to any material extent in preparing this report.